

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAR-20027 - APPLICANT: WILLOW PINES RANCH, OWNER: SELECTIVE HOLDINGS, INC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 12, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Theresa Weiss

Signature

4-10-07

Date

Theresa Weiss

Please print name

Selective Holdings, Inc.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

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5600 Cavalier Circle
Las Vegas, NV 89130
April 7, 2007

Mr. John Korkosz
Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Objection to Special Use Permit SP-20025
Objection to Variance VAR-20027

Dear Mr. Korkosz:

The purpose of this letter is to file an objection to the proposed Variance and Special Use Permit requested by the Owner, Selective Holdings Inc, to allow horse facilities of 21,122 sq. ft. where the maximum allowed on 4.45 acres is 3,136 sq. ft.

My wife and I are current residents within the Los Prados Golfing Community, a residential development, and own a home within the 1,000 ft. notification radius of the horse ranch property at 5770 West Rosada Way.

We do not object to the existence of the Willow Pines Ranch in the vicinity of Los Prados and feel a reasonable co-existence is possible. We further recognize that Nevada is a western state and horses and ranches are very much a part of the western heritage. However, Las Vegas has been transforming into a major metropolitan area with incredible residential and commercial growth to the north side of the city. The Willow Pines Ranch is no longer on the outskirts of the city, it is surrounded by new developments and many established homes.

Our residence is located approximately one-fifth of a mile from the Willow Pines Ranch and when the wind blows from the northwest there is a slight odor of horse farms. We feel that the requested variance to allow a 673 percent increase in the accessory structures (horse facilities) over the maximum allowed will intensify the odors to an objectionable level and unfavorably affect the value of our property as well as others within Los Prados that are in closer proximity to the Willow Pines Ranch.

We feel the Variance and the Special Use Permit should be denied and Willow Pines Ranch should improve their horse facilities within the current regulations.

Very truly yours,

Robert G. Wojtas Louene G. Wojtas

Robert G. Wojtas and Louene G. Wojtas

attachments

ITEM # 11 & 12
CASE # VAR 20027 + SUP 20025
PC MTG 4-12-07

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